

Resource Protection and Orderly Development Work Group

FINAL DISCUSSION DRAFT

Notes:

***No endorsement by any organization or individual implied
Predicated upon simultaneous Housing Supply component***

SUMMARY

The organizing concept is *urban-centered and efficient growth* that leads to successful communities and resource protection. The primary implementing vehicles are *county-wide*, or subregional, plans undertaken by the county and its cities, providing vertical integration between the state, region, and local communities. The county-wide planning process would also be the venue for distributing the Regional Housing Needs Allocation. Upon meeting AB 857 and other planning standards and performance criteria, certification of the county-wide plan would enable a variety of fiscal and regulatory incentives. Local governments with conforming general plans would receive the incentives. Revenue streams for unincorporated areas that remain rural would also be assured. Coherent and foreseeable land use would be facilitated by long range planning cycles for major general plan elements, utilizing a 20-year housing supply horizon. CEQA improvement would accompany the resource protection and orderly development.

Protection of natural and agricultural resources

Goals	Objectives	Implementation or process for achieving goals and objectives (specific standards to be developed)
Ecosystem-level reserves where the primary use is habitat	<p>Biologically viable reserve systems (large, unfragmented habitat blocks, robust connectivity, full range of biodiversity)</p> <p>Retaining key biological features and natural amenities in developed areas, such as rivers and streams</p>	<p>Natural Community Conservation Plans, Ecological Reserves, State Parks, mitigation banks</p> <p>Priority areas identified for public investment in long-term conservation</p> <p>General Plan and zoning (density/lot size) that affirmatively support natural resources by limiting parcelization to patterns that support these uses and encourage resource conservation</p>
Working rural landscapes for multiple uses		<p>Maintaining scenic working landscapes by ensuring that additional parcelization is compatible, such as through parcel size, aggregation, or clustering</p> <p>Additional rural residential or estate subdivision limited to infill within areas of existing such parcelization</p>
Productive agricultural lands	<p>Economically viable intensive agriculture, rangelands and forestlands</p> <p>Policies that support agriculture's roles as a buffer by tempering conversion of agricultural lands to non-agricultural uses.</p>	<p>Priority areas identified for investment in long term farming and ranching, including prime and non-prime soils</p> <p>Making effective use of existing mechanisms to protect farmland</p> <p>General Plan and zoning (density/lot size) that affirmatively</p>

	<p>Affordable rural housing, farmworker and otherwise</p> <p>Affordable water supply for agriculture</p>	<p>support agricultural activities and economies, through managed patterns that support these uses (specifically that do not allow suburban or rural residential incursion into intact agricultural and ranching areas and working landscapes)</p> <p>Revenue streams through voluntary programs for ranching and farming and rural landowners:</p> <ul style="list-style-type: none"> ■ transfer of development rights programs ■ easement purchase programs ■ “enterprise” financing (using equity from up-planning and entitlement in development areas) ■ stewardship programs, using a landowner-based, ground up approach ■ cooperative agreements with regulatory agencies (water quality, endangered species, pesticides) <p>Conformity with qualifying regional plans triggers some incentives</p>
Conservation of coastal resources	Meeting existing coastal standards	
Air and water quality protection	Meeting existing standards for water and air quality	

An orderly pattern of development

Goals	Objectives	Implementation or process for achieving goals and objectives (specific standards to be developed)
Greater certainty and foreseeability over time for all parties as to where development providing an adequate housing supply will or will not occur	<p>Linkage to CEQA improvement</p> <p>Long range cyclical planning, with substantial limitations on piecemeal General Plan amendments. These limitations are focused on changes <i>between</i> major elements rather than on changes <i>within</i> elements, and incorporate appropriate exemptions.</p>	<p>Comprehensive planning is done at 10-year cycles, utilizing a 20-year housing supply horizon. Changes between certain fundamental land use designations of the general plan (e.g., community development-rural-agriculture) are limited to the comprehensive cycles. A master EIR is prepared during the comprehensive cycle that provides a basis for subsequent development and CEQA improvement. Consideration is to be given to conforming the housing element to the 10-year cycle, or exempting from the cycle those changes needed to meet 5-year state housing requirements.</p>
<p>New development coherently focused and planned within and around current and future cities and towns of varying sizes</p> <p>Communities with an ability to achieve a sense of identity and character at all scales</p> <p>Integration with regionally conscious planning</p> <p>For both cities and counties,</p>	<p>Integration with AB 857 planning priorities</p> <p>Regional Housing Needs Allocation (RHNA) process that reflects the best areas to accommodate growth</p> <p>New development is <i>urban centered</i> and has an efficient land use pattern. Such development may be contiguous or discontinuous with existing urban areas as long as properly sited (consistent with AB 857 priorities),</p>	<p>County-wide plans:</p> <p>A comprehensive plan at a <i>county-wide</i> scale, such as a “regional blueprint,” would be prepared that includes the unincorporated area and the cities. A subregional plan could be utilized if it formed a more coherent planning unit. The vehicle for plan preparation would be flexible (council of governments, county-city governments, etc.) but jointly decided by the county and its cities. By meeting outcome-based performance criteria, the plan would implement the AB 857 planning priorities and other such priorities as may be established (such as linear infrastructure in rural areas, rural economic development, affordable housing near job centers, difficult to site facilities such as airports, and cost-</p>

<p>equivalent quality planning and development, focusing on efficient use of land</p> <p>Reduction in infrastructure costs (extension and maintenance)</p> <p>Regional needs factored in across jurisdictional boundaries, e.g., bioregional and watershed planning</p>	<p>planned coherently, and subject to appropriate standards for community development.</p>	<p>effectiveness). The plans would also be the venue for distributing the Regional Housing Needs Allocation. Accountability would be established through a certification process. Considered during plan development would be the AB 2158 planning factors as well as the interface with LAFCO. The plan would also provide a process for resolving inter-jurisdictional boundary issues such as development within city spheres, annexations, and incorporations. Multi-county blueprints could be based on the county-wide “building blocks.”</p> <p>Consistency of the general plan and zoning of local governments with a qualifying county-wide plan (particularly at the 10-year comprehensive update cycle) would trigger the availability of incentives, such as revenue streams for infill, efficient development, infrastructure, and resource protection. Specific incentives include:</p> <ul style="list-style-type: none"> • Reducing the 2/3’s threshold for local bonds and sale tax measures • Dedicating a percent of state general fund to infrastructure and resource protection • Reallocating the growth increment of revenue streams, such as funding the infrastructure needed for infill and higher density through the growth in the state share of the property tax • State bond proceeds • Access to state infrastructure funds • Regulatory streamlining
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	Utilization of infill and redevelopment capacity as a priority	<ul style="list-style-type: none"> community service districts <p>Standards, best practices, or menus for infill utilization for both municipalities and counties, accompanied by environmental justice and urban quality of life standards.</p> <p>Maintaining and enhancing quality of life in densely developed areas, through community or regional standards, such as displacement safeguards, school siting, jobs-housing balance, recreation, human services, transportation mobility and accessibility, and environmental justice</p>
	Efficient greenfield conversion to housing, civic, commercial and industrial development	<p>Standards, best practices, or menus for greenfield efficiency, for both municipalities and counties</p> <p>Incentives for public and private sectors, such as tax allocation, revenue streams, TDRs, etc.</p>

		Incentives triggered by consistency with a qualifying regional, general, and/or community plan, including local plans that set up their own qualifications
	Areas needed for future efficient greenfield development not precluded through premature, inefficient types of subdivision	<p>Additional rural residential or estate subdivision limited to “infill” within areas of existing such parcelization, with appropriate clustering and incentives for landowners outside the “infill” areas</p> <p>For areas currently planned for rural residential subdivision but not already parcelized: options include incentives, clustering, replanning, or no change</p>
Adequate, efficient and cost-effective provision of public services	<p>Adequate funding for planning, infrastructure, and service provision</p> <p>Provision of revenues for continued county needs</p> <p>Rural counties or rural areas of urban counties having the necessary fiscal resources for service provision and the ability to remain rural, including potential for self-governance of rural affairs and contractual land use relationships</p>	Restructured fiscal relationships, e.g., revenue sharing formulas